

Adopted at Meeting of 7/ 18/ 74

MEMORANDUM OF UNDERSTANDING

"Turnkey" Method of Low-Rent Public Housing

This Memorandum of Understanding, herein called "Memorandum", by and between the BOSTON REDEVELOPMENT AUTHORITY, the Local Public Agency, hereinafter called "LPA", and the BOSTON HOUSING AUTHORITY, the Local Housing Agency, hereinafter called the "LHA".

WITNESSETH:

WHEREAS, the LHA has obtained from the HUD Regional Housing Assistance Office (HAO) under their Annual Contributions Contract dated June 24, 1959, as amended, a program reservation (Program Reservation 2-F approved by the Boston City Council on August 5, 1968, and by the Mayor of the City of Boston on August 7, 1968) to enable the construction of 110 units of low-rent public, elderly housing units to be constructed on Parcel C-2-E in the Downtown-Waterfront-Faneuil Hall Urban Renewal Project, Mass. R-77 by the "Turnkey" Method; and

WHEREAS, it is the policy of the LHA to construct elderly housing projects in the major residential areas of the City of Boston in order that elderly people may remain in surroundings in which they have community ties and interests; and

WHEREAS, elderly housing projects in the City of Boston constructed by the LHA are occupied in large part by persons who previously resided in the area in which the project has been constructed; and

WHEREAS, the North End area of Boston has approximately 1500 elderly persons without any low income elderly housing projects; and

WHEREAS, the need for such housing is such that the LHA has placed one of its highest priorities on the provision of such housing in the North End District of the City of Boston; and

WHEREAS, the LPA and LHA have investigated all possible sites for the construction of Turnkey Housing project within said Parcel C-2 and have determined that this parcel best suits the needs for such housing and that no other site within said Parcel C-2 is presently available or can accommodate such a Turnkey elderly housing project; and

WHEREAS, the LPA has determined that there is no other residential housing parcel in the Waterfront Urban Renewal Project which fulfills all criteria necessary for the construction of a Turnkey Housing Project; and

WHEREAS, it was the recommendation of the citizens' advisory group called the "Restudy Committee" submitted on July 5, 1973, for this particular Project that Parcel C-2-E be available for the immediate construction of new elderly housing; and

WHEREAS, the LPA is agreeable to such redevelopment in accordance with the redevelopment controls of the Urban Renewal Plan for the Project, as amended;

NOW, THEREFORE, the parties hereto have arrived at the following understandings with respect to the above "Turnkey" undertaking:

Section 1. The price of land which the "Turnkey" Developer shall pay to the LPA for each site will be determined by HUD in accordance with the Urban Renewal Handbook RHM 7214.1, Chapter 3, Section 2, and Circular, Urban Renewal Handbook RHA 7214.1. Request for said determination will be made by the LPA.

Section 2. (a) The LHA has determined, with HUD Regional Housing Assistance Office, the details of its requirements for proceeding with the acceptance of development proposals for the Turnkey housing project on Parcel C-2-E.

(b) The LHA has received permission from the Department of Housing and Urban Development to use part of the funds remaining in its Annual Contributions Contract for Project Mass. 2-43 to develop Turnkey low rent housing. Said permission was received by the LHA on April 4, 1974.

(c) The LPA and LHA have severally and jointly reviewed proposals which were received for Turnkey housing on Parcel C-2-E as a result of a public advertisement which appeared in a Boston newspaper on October 1, 1972, and have determined that the proposal of the Ausonia Knights of Columbus is acceptable. The LPA on August 9, 1973, has tentatively designated the Ausonia Knights of Columbus as developer of Parcel C-2-E for Turnkey housing.

(d) The LHA on July 17, 1974, has designated the Ausonia Knights of Columbus as developer of Parcel C-2-E for approximately 110 units of low rent Turnkey housing.

Section 3. (a) The LPA will prepare the necessary disposition documents and will submit them for approval to the HUD Area Renewal Assistance Office.

(b) The LPA, with the concurrence of HUD, has determined the appropriate method of disposition for this parcel in accordance with this method and the disposition documents as approved by RAO. The LPA will also submit HUD Form 6004 to RAO for concurrence along with the necessary disposition documents.

Section 4. (a) The LHA and LPA will review the working drawings as to compliance with the Urban Renewal Plan and also as to conformity with the approved preliminary plans. This particular approval will also achieve a final design approval in order to insure that the buildings will be truly compatible to the historic district in which this parcel is presently located. This review will emphasize the building elevation in order to achieve a contemporary expression consistent with the masonry window openings of the adjacent rehabilitated buildings and also for the detail of the tower element in order that it will add to the texture of the continuous facade treatment that creates the important streetscapes of the area. This final review will also be concerned with the rhythm of the buildings along this area and will also insure that the materials finally selected are consistent with the materials of this particular area.

(b) The LPA and LHA will review the working drawings and specifications also as to compliance with the Urban Renewal Plan as amended prior to the approval of said working drawings.

(c) The LPA will complete any site preparation activities necessary for conveyance, consistent with RAO approved project activities.

(d) The LPA and LHA will enter into any additional Memoranda necessary as per any other conditions needed to effectuate the purpose and intent of this Memorandum.

(e) The LPA will execute the RAO approved Contract (Form HUD-6216) and upon payment of purchase price and compliance with the applicable terms of that Contract, convey title to the Developer. The LPA will submit certified, executed copies of the RAO approved Contract, together with the Deed and Opinion of Counsel, to RAO.

After construction has been completed, the LPA shall obtain a letter from the LHA indicating title has been conveyed from the Developer to the LHA and that the construction work has been satisfactorily completed. The LPA will submit a certified copy of the letter to RAO.

Executed as of _____, 1974.

WITNESS:

BOSTON REDEVELOPMENT AUTHORITY

By _____

WITNESS:

BOSTON HOUSING AUTHORITY

By _____

MEMORANDUM

JULY 18, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: AUTHORIZATION TO EXECUTE A MEMORANDUM OF UNDERSTANDING
DISPOSITION PARCEL C-2-E
DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77

After a series of meetings and discussions with the Boston Housing Authority and various citizens' groups in the North End, it was determined by the Authority's staff that Parcel C-2-E would be best suited for the construction of one hundred and ten (110) units of low rent elderly housing. Subsequent to these decisions, the Authority tentatively designated the Ausonia Council of the Knights of Columbus, and the Department of Housing and Urban Development under its Regional Housing Assistance Office reserved funds to effectuate this end.

The Authority's staff and the Boston Housing Authority have drafted a Memorandum of Understanding which they feel best serves the interest of all the parties concerned. A copy of this Memorandum is attached.

It is therefore recommended that the Authority execute a Memorandum of Understanding with the Boston Housing Authority relative to the construction of a Turnkey Elderly Housing Project located on Parcel C-2-E in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

An appropriate Vote follows:

VOTED: That the Director be and hereby is authorized to execute and deliver a Memorandum of Understanding, substantially in the form as attached hereto, by and between the Authority and the Boston Housing Authority relative to the construction of Turnkey Elderly Housing on Parcel C-2-E in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.

